

*City of Las Vegas*

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-24997 - APPLICANT/OWNER: CITY OF LAS VEGAS

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:    APPROVAL**

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**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a request to amend the Town Center Standards Manual. The proposed amendment will update the manual for easier use.

**EXECUTIVE SUMMARY**

The Town Center Development Standards Manual was adopted to establish detailed regulations, standards, conditions and programs on a more defined scale than a general land use plan provide. This amendment proposes to increase the functionality of the Town Center Development Standards Manual and maintain consistency with Title 19.

**BACKGROUND INFORMATION**

***Related Actions***

- 11/07/01      The City Council approved the Town Center Development Standards Manual. The Planning Commission and staff recommended approval.
  
- 03/17/04      The City Council approved a request for a Major Modification (MOD-3652) to the Centennial Hills Town Center Development Standards Manual to allow Auto Parts (New and Rebuilt) (Accessory Sales and Service) with the approval of a Special Use Permit within the SX-TC (Suburban Mixed Use - Town Center) land use designation, where separated from adjacent residential development by either a 30-foot Town Center pedestrian trail/buffer or a 330-foot separation distance. The Planning Commission and staff recommended approval.
  
- 12/01/04      This City Council approved a request for a Major Modification (MOD-5497) to the Centennial Hills Sector Plan and the Town Center Development Standards Manual from MS-TC (Main Street Mixed Use - Town Center) to GC-TC (General Commercial - Town Center) on 24.91 acres located west of US95, south of the Dorrell Lane alignment, north of the Deer Springs Way alignment and east of the former Durango Drive alignment. The Planning Commission and staff recommended approval.

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- 06/01/05      The City Council approved a request for a Major Modification (MOD-6295) of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan to change the land use designation from ML-TC (Medium-Low Density Residential – Town Center) to MLA-TC (Medium-Low Attached Density Residential – Town Center) on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road. The Planning Commission and staff recommended approval.
- 09/07/05      The City Council approved a request for a Major Modification (MOD-7588) of the Town Center Land Use Plan from SC-TC (Service Commercial- Town Center) to SX-TC (Suburban Mixed Use- Town Center) and GC-TC (General Commercial) Special Land Use Designations on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval.
- 11/16/05      The City Council approved a request for a Major Modification (MOD-8064) of the Town Center Development Standards Manual of the Town Center Land Use Plan to allow a building height of three stories where two stories is the maximum height allowed, subject to certain conditions. The Planning Commission and staff recommended approval.
- 01/18/06      The City Council approved a request for a Major Modification (MOD-9918) of section A3D of the Town Center Development Standards Manual to allow a building height of four stories where two stories is the maximum height allowed under certain conditions in the T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation]. The Planning Commission and staff recommended approval.
- 03/15/06      The City Council approved a request for a Major Modification (MOD-10994) of the subject property located at 7220 W. Azure Drive from SX-TC (Suburban Mixed Use – Town Center) to GC-TC (General Commercial – Town Center). The Planning Commission recommended approval.
- 10/04/06      The City Council approved revisions to the Town Center Development Manual. The Planning Commission recommended approval.
- 05/16/07      The City Council approved Ordinance #5905 that amends Town Center Development Standards Manual to allow consignment sales in GC-TC and SC-TC zoning districts by means of a special use permit, as a limited type of secondhand dealer.

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## ANALYSIS

There are several proposed minor changes such as correcting typographic errors, updating the signage code and updating the landscape requirements between perimeter walls and sidewalks. There is one major change proposed and that is the elimination of the Centennial Hills Architectural Review Committee or CHARC. This committee was responsible for the review and approval of all master sign plans in Town Center. Since it was created in 2001, most of the raw land has been developed as residential or commercial, with the commercial having approved master sign plans. The need for CHARC has diminished to the point that it only meets every few months and when it does only has one or two items to address. The few remaining commercial parcels could run their proposed master sign plans before the Planning Commission and City Council for approval. If approved, this would reduce staff time needed for the maintenance and documentation of CHARC activities as the commission would be disbanded.

The following table specifies the changes to the Town Center Development Standards Manual:

PAGE	SECTION	EXISTING TEXT	PROPOSED TEXT
ii	Table of Contents D.	Residential Standards	Single-Family Residential Standards
iii	Table of Contents F.2.F		Temporary Real Estate Sales Office for Residential Development
iii	F.4 (Sign Approval Procedures)	Sign Approval Procedures	Delete and replace with F.5 verbiage.
2	A.4.A (Revisions to Development Standards)	Text may be amended by following the procedures found in LVMC 19.06	per Title 19.18.030
7	Map 4 (Land Use Map)		Made minor spelling and grammar corrections
9	A.5.I (Medium Low Attached Density Residential)	...units such as plexes, .....	....units such as multi-plexes, ....
12	B.2.B (Permitted Uses Matrix Legend)		B. Accessory Uses (A): The use is permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered accessory to the primary use.
15	Table 1 (Permitted Uses Table)		Massage Establishment as an Accessory Use in GC, SC, UC, SX districts
15	Table 1 (Permitted Uses Table)		added "***" by all uses where conditions are not waivable

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17	B.3.B (Conditional Uses)		B. Special Use Permit Required: Except as otherwise specifically provided regarding a particular use, when not all the itemized conditions can be met, a Special Use Permit is required for the use. Special Use Permit approval may require additional conditions beyond those itemized below.
19	B.3.C.6.e (Auto Smog Check)	LVMC 19.18	LVMC 19.18.050
24	B.3.C.27.a (Temporary Real Estate Sales Office)	"Beer Wine/Cooler/On-Sale Establishment"	"Temporary Real Estate Sales Office"
27	B.4.A.1 (Special Use Permits)	These uses are indicated by an "S" in the Land Use Matrix.	In the Land Use Tables, these uses may be indicated by an "S." Where an asterisk (*) is placed by the name, conditions may not be waived.
33	B.4.B.28.c (Helipad)		c. Must obtain FAA review and approval.
52	C.1.C.2.c (Urban Center Mixed-Use)		Title 19.08 does not apply in the UC District.
57	Map 5 (Building Height and Setback Map)	numbers were not defined	Numbers given are building heights in stories
59	C.2.A.6 (Fences and Walls)	Figure 3	Figure 10
59	C.2.A.8 (Fences and Walls)	LVMC 19.08.040(B)2	LVMC 19.12.075
65	C.2.G (Parking Standards)		Titles 19.04 and
69	D (Residential Standards)	Residential Standards	Single-Family Residential Standards
69	D (Residential Standards)	for subdivisions...	for single-family subdivisions...
70	D.1.I.2 (Site Design)	LVMC 19.08.010(B)2	LVMC 19.12.075
72	D.6 (Gated Communities)	Such developments shall be consistent with the standards for RP-D developments as described in LVMC 19 Landscaping of a gated, private street subdivision shall also be consistent with the landscaping requirements of the RP-D standards in LVCM 19.	A minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls.
75	E.1.C.3.a (Parkways/Arterials)	See page 61	See Figure 14
77	Map 6 (Street Classifications Map)		Minor spelling corrections and updates
79	E.1.D.3.a (Frontage/Loop Roads)	ten foot landscape setback as required by LVMC 19.	ten foot landscape buffer.

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81	E.1.E.3.a (Town Center Collector)	See page 61	See Figure 14
90	F.2.A.1.a.8 (Monument Signs)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
91	F.2.A.1.b.8 (Pylon Signs)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
92	F.2.A.2.i (Wall Signs)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
92	F.2.A.11 (Wall Signs)		11. Real Estate Signs advertising commercial property per LVMC 19.14.090(G).
93	F.2.B.1.a.8 (Monument Signs)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
94	F.2.B.1.b.9 (Pylon Signs)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
95	F.2.B.2.i (Wall Signs)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
95	F.2.B.6 (Wall Signs)	LVMC 19.14.070(F)	LVMC 19.14.090(F)
95	F.2.B.12 (Wall Signs)		Real Estate Signs advertising commercial property per LVMC 19.14.090(G)
96	F.2.C.3.b (Signs in Any Exclusively Residential Districts)	CHARC Review Required	Replaced with "Permits will be issued in accordance with Title 19.14"
99	F.2.E.2.j (Temporary Residential Subdivision Signs)	as approved in the master sign plan	deleted verbiage
103	F.2.F (Temporary Real Estate Sales Office for Residential Development)		F. Temporary Real Estate Sales Office for Residential Development. 1. Maximum number. One sign per street frontage on lot where office is located (either a wall sign or freestanding sign, but not both). 2. Maximum area per sign. 32 square feet. 3. Maximum height. 8 feet. 4. Illumination permitted. No. 5. Certificate required. No. 6. All Signage for this use must be approved by the Planning & Development Department.

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104	F.4 (Sign Approval Procedures)	Sign Approval Procedures (CHARC)	Delete sections F.4.A thru F.4.D (CHARC) and replace with section F.5 verbiage.
108	F.5.b (Sign Definitions)	19.14.030.A	19.14.020.I
108	F.5.g (Sign Definitions)	19.14.030.B	19.14.020.K

**FINDINGS**

Staff finds the proposed amendment for changes to the Town Center Development Standards Manual will achieve the following:

- Improves the document by streamlining verbiage for clarity and consistency;
- Improves staff efficiency by eliminating the CHARC review process; and
- Brings the document inline with Title 19 standards and requirements.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** NEWSPAPER ONLY

**APPROVALS** 0

**PROTESTS** 0